

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for AUGUST 12, 2019

- I. **ROLL CALL:** The meeting was held in the City Council Chambers on the first floor of City Hall and was called to order at 5:30 p.m. Vice Chairperson, Lucy Bisson, chaired the meeting.

Members in Attendance: Normand Anctil, Sandra Marquis, Kristine Kittridge, Benjamin Martin and Lucy Bisson

Member Absent: Pauline Gudas

Associate Member Absent: Roger Fuller

Staff Present: David Hediger, Director of Planning and Code, Douglas Greene, City Planner, Lincoln Jeffers, Director of Economic and Community Development, Misty Parker, Economic Development Manager and Linda Tripp, Administrative Assistant

- II. **ADJUSTMENT TO THE AGENDA:** None

- III. **CORRESPONDENCE:** Design Lewiston Draft Material

- IV. **PUBLIC HEARINGS:**

A Zoning Text Amendment to amend the definition of Nursery School in Article II, Section 2, Definitions and to amend Article XI, Section 22, Land Use Chart to allow Nursery Schools as a conditional use in the Suburban Residential,(SR), Low Density Residential (LDR) and the Medium Density Residential (MDR) Districts.

Douglas Greene read staff and welcomed questions from the Board. Sandra Marquis inquired what size lot would be required for a Nursery School to which Douglas Greene answered a one acre lot. Benjamin Martin requested clarification of his role with regards to voting on a zoning text amendment and that clarification was provided by David Hediger. Normand Anctil questioned what a typical day of Nursery School would consist of and Douglas Greene explained there would be two sessions of 3.5 hours each with a one hour break in between to eliminate the overlapping of traffic due to dropping off and picking up children. Normand Anctil stated he feels Nursery Schools are an asset to the City.

Lucy Bisson opened the discussion to public.

Michael Marcotte of 12 O'Connell Street and City Councilor of Ward 7 spoke in opposition of the amendment. Shanna Cox of 119 Ash Street spoke in favor of the amendment. Joline Beam of 9 No Name Pond Road and City Councilor of Ward 6 spoke of her experience several years ago while owning and operating a home daycare in Virginia for more than 10 years. She stated she was neither in favor nor opposed then expressed her appreciation of the discussion taking place

and all the opportunity she believes it will bring. Rachel Nadeau of 56 Robinson Gardens and Bob Roderick of 3 Donnelly Street both spoke in opposition. MJ Langley of 411 Pond Road spoke in detail about Nursery Schools and Daycares of which she stated she has owned both. She spoke in opposition.

Lucy Bisson closed the public session.

Normand Ancil stated that while he can understand some resident's opposition, he feels that a daycare can be a good thing to have in a neighborhood. Sandra Marquis also feels that a daycare can be an asset to a neighborhood. Kristine Kittridge stated that she believes daycares are an amenity to neighborhoods as young families who become residents need childcare. Benjamin Martin spoke in opposition of the amendment and feels that daycares can be a disturbance to the surrounding neighbors. Lucy Bisson stated that in her opinion the amount of traffic generated by daycares in low density neighborhoods could be troublesome.

The following motion was made:

MOTION: by **Normand Ancil** pursuant to Article VII (Planning Board- Powers and Duties), Section 4 and Article XVII (Amendment and Other Legal Provisions), Section 5 of the Zoning and Land Use Code to send a favorable recommendation to the City Council for a text amendment to Article II, Definitions, to include Low Density Residential (LDR), Medium Density Residential (MDR) and Suburban Residential (SR) districts to the definition of Nursery Schools and to Article XI, District Regulations, Section 22, Land Use Table to remove note (22) from the same zoning districts for the Nursery School land use category. Second by **Kristine Kittridge**.

VOTED: 3-2 (Failed. Benjamin Martin and Lucy Bisson Opposed)

V. OTHER BUSINESS:

- a. Request for the Planning Board to make a recommendation regarding the disposition of 320 Bates Street, 91 Pine Street, 111 Bartlett Street and 114 Bartlett Street.

Misty Parker, Economic Development Manager reviewed the request and welcomed any questions from the Board. Sandra Marquis inquired what would happen if the developers did not develop the property within the allotted seven year time frame and Misty Parker stated in that case the property would revert back to the City. Benjamin Martin questioned if the properties had been listed at all on the free market to which Misty Parker responded that the properties were all tax acquired over the past several years and that she does not believe they were marketed. Lucy Bisson stated that while she is not in favor of giving away property she does feel this would be a good use for them.

Lucy Bisson opened the discussion to the public.

Michael Marcotte of 12 O'Connell Street and City Councilor of Ward 7 spoke in opposition to the request. Shanna Cox of 119 Ash Street spoke in favor of the request. Lucy Bisson Closed the public session.

Normand Anctil questioned if the completed projects would generate tax revenue. Misty Parker stated that at this time the project is in the infancy stage and therefore it would be premature to assume anything with regards to future tax revenue. Benjamin Martin stated that he believes the properties are being given away before any attempt has been made to actually sell them and therefore he is in opposition. Misty Parker spoke in detail of the process used with regards to vacant lots within the City and also the benefit of partnering for the greater good within the City. Lucy Bisson spoke in opposition. Lincoln Jeffers, Director of Community Development stated that other projects such as the one proposed have generated tax revenue for the City. Kristine Kittridge spoke in favor.

The following motions was made:

MOTION: by **Normand Anctil** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the disposition of 91 Pine Street (including, if any, specific conditions raised by the Planning Board). Second by **Sandra Marquis**.

VOTED: 4-1 (Passed. Benjamin Martin Opposed)

MOTION: by **Sandra Marquis** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the disposition of 111 Bartlett Street (including, if any, specific conditions raised by the Planning Board). Second by **Kristine Kittridge**.

VOTED: 4-1 (Passed. Benjamin Martin Opposed)

MOTION: by **Kristine Kittridge** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the disposition of 114 Bartlett Street (including, if any, specific conditions raised by the Planning Board). Second by **Sandra Marquis**.

VOTED: 4-1 (Passed. Benjamin Martin Opposed)

MOTION: by **Benjamin Martin** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send an unfavorable recommendation to the City Council for the disposition of 320 Bates Street (including, if any, specific conditions raised by the Planning Board). Second by **Normand Anctil**.

VOTED: 1-4 (Failed. Benjamin Martin in favor)

Chair Lucy Bisson called for a 2 minute break.

- b. Request for the Planning Board to make a recommendation regarding the disposition of Martell Elementary School located at 860 Lisbon Street.

Douglas Greene read staff comments and reviewed the request then welcomed questions from the Board. Lucy Bisson spoke of how the area may be a possible location for a future fire station. Normand Anctil agreed that a future fire station would be a good use and that he feels the property should not be zoned as residential. He considers it a very valuable piece of property and would like to see possible future uses limited. David Hediger confirmed it was possible for the Board to place restrictions as well as make recommendations with regards to the property. A lengthy discussion regarding the property's value as well as possible uses took place.

Lucy Bisson opened the discussion to the public.

Michael Marcotte of 12 O'Connell Street and City Councilor of Ward 7 spoke in favor of the City parting with the property and not taking on the financial responsibility of retaining it. Lucy Bisson closed the public session. The Board continued to discuss possible future uses.

The following motion was made:

MOTION: by **Benjamin Martin** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a recommendation to the City Council for the disposition of 860 Lisbon Street (including the following recommendations for the future of Martel Elementary School from the Planning Board).

- 1) Using a portion of the property for a new fire station
- 2) Preserving the school's space and playground for a future neighborhood park
- 3) Given the surrounding land uses and the amount of nearby vacant commercial space, the Planning Board was reluctant to make a recommendation for a zone change that would create more commercial land
- 4) Acknowledging the costs of maintenance and condition of the school

Second by **Normand Anctil**.

VOTED: 5-0 (Passed)

- c) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

Benjamin Martin acknowledged the passing of John Butler and his contribution to the Board as well as how his absence has created a need for a Secretary.

VI. READING OF MINUTES: Adoption of the July 22, 2019 draft minutes.

The following motion was made:

MOTION: by **Benjamin Martin** to accept the July 22, 2019 draft minutes as presented. Second by **Kristine Kittridge**.

VOTED: 5-0 (Passed)

VII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Benjamin Martin** that this meeting adjourns at 8:20 p.m.
Second by **Sandra Marquis**.

VOTED: 5-0 (Passed)

The next regularly scheduled meeting is for Monday, August 26, 2019 at 5:30 p.m.

Respectfully Submitted:

A handwritten signature in cursive script that reads "Lucy Bisson" followed by a circled number "17".

Lucy Bisson, Vice Chairperson